159.0	0008	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	696,600 /	696,600
					USE VALUE:	696,600 /	696,600
					ASSESSED:	696,600 /	696,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HURLEY ANNE L
Owner 2:	
Owner 3:	
Street 1:	103 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BERRY AYORA & -
Owner 2:	HURLEY ANNE L -
Street 1:	103 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Vinyl Exterior and 1817 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	276,600		420,000	696,600
Total Card	0.138	276,600		420,000	696,600
Total Parcel	0.138	276,600		420,000	696,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.46 /Parcel: 383.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105889

GIS Ref

GIS Ref

Insp Date 06/30/18

!12430!

PREVIOUS ASSESSMENT

Parcel ID 159.0-0008-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	276,600	0	6,000.	420,000	696,600		Year end	12/23/2021
2021	101	FV	266,700	0	6,000.	420,000	686,700		Year End Roll	12/10/2020
2020	101	FV	266,700	0	6,000.	420,000	686,700	686,700	Year End Roll	12/18/2019
2019	101	FV	272,000	0	6,000.	420,000	692,000	692,000	Year End Roll	1/3/2019
2018	101	FV	272,000	0	6,000.	354,000	626,000	626,000	Year End Roll	12/20/2017
2017	101	FV	272,000	0	6,000.	324,000	596,000	596,000	Year End Roll	1/3/2017
2016	101	FV	272,000	0	6,000.	276,000	548,000	548,000	Year End	1/4/2016
2015	101	FV	226,600	0	6,000.	240,000	466,600	466,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:43:25

LAST REV

Date	Time
07/14/20	12:08:15
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12430

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERRY AYORA &,	74966-468	1	6/25/2020	Convenience	1	No	No		
DE RUBEIS PAUL/	64760-375		1/6/2015		585,000	No	No		PAUL DERUBEIS D.O.D. 8/30/2014 PER DEED.
DE RUBEIS PAUL	48624-141		12/7/2006	Family	1	No	No		
	14607-128		5/1/1982		90,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/16/2016	1542	Inter Fi	32,120	C				inter finish work
8/13/2009	698	Re-Roof	5,600					

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
5/10/2016	Sales Review	PT	Paul T
10/20/2008	Meas/Inspect	345	PATRIOT
12/2/1999	Meas/Inspect	272	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	105889
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	30	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00738287
Adj $ / SQ:	135.997
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339849
Depreciation:	63212
Depreciated Total:	276637

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

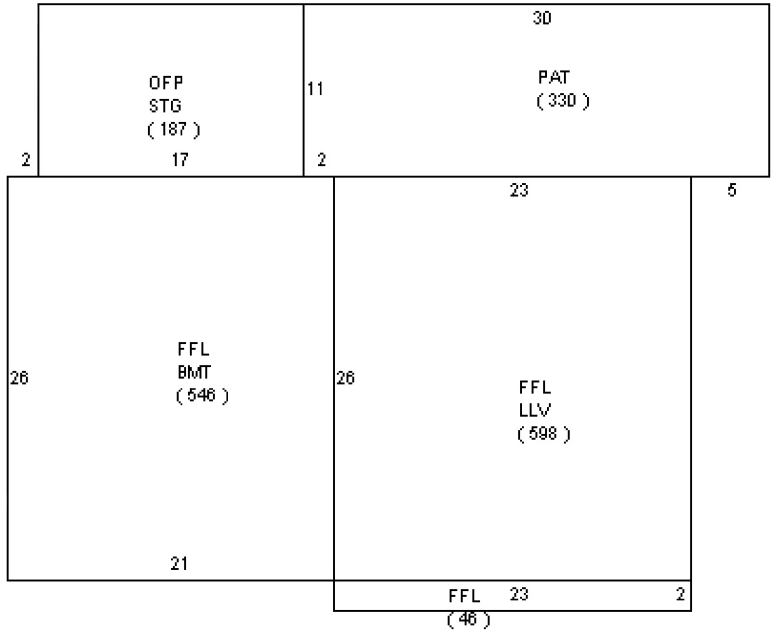
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	136.00
Special Features:	0	Val/Su Net:	91.05
Final Total:	276600	Val/Su SzAd	232.44

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,190	136.000	161,836
LLV	Lower Level	598	84.150	50,320
BMT	Basement	546	56.710	30,964
PAT	Patio	330	3.410	1,126
OFP	Open Porch	187	25.510	4,770
STG	Storage	187	7.120	1,332

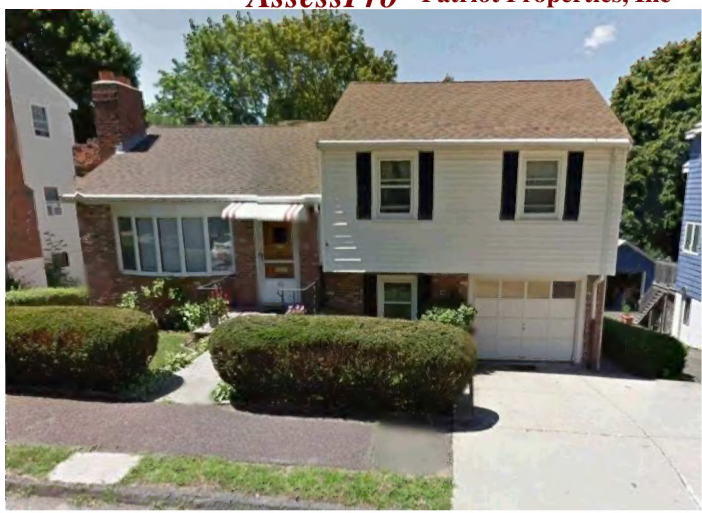
Net Sketched Area:	3,038	Total:	250,348
Size Ad	1190	Gross Area	3038	FinArea	1817
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0008-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	